

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

PUD-1-2015 – Highbury Towns East – Phase 4

SYNOPSIS:

Applicant: Ivory Homes
Proposal: Final Plat Approval
Location: 3075 South 5290 West
Zoning: RM

BACKGROUND:

Nick Mingo, representing Ivory Homes, is requesting approval for the fourth and final phase of the Highbury Towns East PUD. This phase will consist of 15 units and 1 parcel on approximately 2.14 acres.

The site plan and building elevations are consistent with those approved by the Planning Commission and City Council. Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the drive courts. Stucco and fiber cement siding will comprise the other materials used in this development. Ivory is proposing different color schemes to be used to provide greater diversity between buildings.

Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. Buildings will use the same footprint as previous phases. As noted in other phases Ivory Homes has added a rambler plan on the end of some of the units. This option has opened up an opportunity to include a larger demographic.

There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations have been raised approximately 2-3 feet which has allowed full basements to be constructed.

All units will have a two car garage. In addition to the garage, parking will be available within the 20-foot setback in front of each town home. This phase does provide additional guest parking. The developer has tried to evenly disperse guest parking throughout the community. Overall, 24 spaces have been provided for guest parking.

The overall open space in this development has been calculated at 52%. Of this number, approximately 17.1% has been designated as functional open space. As discussed from the onset of this community, there will be two large areas of open space available for resident use. This area consists of approximately 35,000 square feet. The east side of Darlington Drive will be left open, while the west side will contain play structures, a swing set, and pavilions for resident use.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager